

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1( b)**

Denise Carlon  
KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
U.S. Bank National Association, as trustee, in trust for  
registered holders of Chase Funding Mortgage Loan

In Re:

Adekoya, Milton  
Adekoya, Veronica A.



Order Filed on May 26, 2021  
by Clerk,  
U.S. Bankruptcy Court  
District of New Jersey

Case No: 18-21037 SLM

Chapter: 13

Hearing Date: 5/26/2021

Judge: Stacey L. Meisel

**ORDER VACATING STAY  
And CO-DEBTOR STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: May 26, 2021**

A handwritten signature in cursive script, reading "Stacey L. Meisel".  
\_\_\_\_\_  
Honorable Stacey L. Meisel  
United States Bankruptcy Judge

Upon the motion of U.S. Bank National Association, as trustee, in trust for registered holders of Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-5, under Bankruptcy Code section 362(a) and 1301 (c) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as                      2616 Hawthorne Avenue, Union NJ  
07083**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that the co-debtor stay is vacated.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

In re:  
Milton W Adekoya  
Debtor

Case No. 18-21037-SLM  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: May 27, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 29, 2021:

Recip ID	Recipient Name and Address
db	+ Milton W Adekoya, 2616 Hawthorne Avenue, Union, NJ 07083-4928

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 29, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 27, 2021 at the address(es) listed below:

Name	Email Address
Bruce H Levitt	on behalf of Debtor Milton W Adekoya <a href="mailto:blevitt@levittslafkes.com">blevitt@levittslafkes.com</a> <a href="mailto:sslafkes@levittslafkes.com">sslafkes@levittslafkes.com</a> ; <a href="mailto:lspcattorneys@gmail.com">lspcattorneys@gmail.com</a> ; <a href="mailto:hbr69524@notify.bestcase.com">hbr69524@notify.bestcase.com</a> ; <a href="mailto:lsbankruptcyntices@gmail.com">lsbankruptcyntices@gmail.com</a>
Denise E. Carlon	on behalf of Creditor U.S. Bank National Association as trustee, in trust for registered holders of Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-5 <a href="mailto:dcaron@kmlawgroup.com">dcaron@kmlawgroup.com</a> , <a href="mailto:bkgroup@kmlawgroup.com">bkgroup@kmlawgroup.com</a>
Kevin Gordon McDonald	on behalf of Creditor U.S. Bank National Association as trustee, in trust for registered holders of Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-5 <a href="mailto:kmcdonald@kmlawgroup.com">kmcdonald@kmlawgroup.com</a> , <a href="mailto:bkgroup@kmlawgroup.com">bkgroup@kmlawgroup.com</a>
Marie-Ann Greenberg	<a href="mailto:magecf@magtrustee.com">magecf@magtrustee.com</a>
Rebecca Ann Solarz	on behalf of Creditor U.S. Bank National Association as trustee, in trust for registered holders of Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-5 <a href="mailto:rsolarz@kmlawgroup.com">rsolarz@kmlawgroup.com</a>

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Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6